

Present:

Chairperson - Mayor McCallum
Councillor Annis
Councillor Elford
Councillor Guerra
Councillor Hundial
Councillor Locke
Councillor Nagra
Councillor Patton
Councillor Pettigrew

Absent:**Staff Present:**

City Manager
Acting City Clerk
General Manager, Corporate Services
General Manager, Engineering
General Manager, Finance
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development
Deputy City Solicitor
Manager, Area Planning & Development, North Division
Manager, Area Planning & Development, South Division
Land Development Engineer

A. ADOPTION OF MINUTES**B. LAND USE APPLICATIONS****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****CLOVERDALE/CLAYTON**

1. **7917-0379-00**
19316 - 56 Avenue
Matt Johnson, Architecturally Distinct Solutions Inc. / CST Nominee Inc.
Development Permit / Development Variance Permit
to permit the development of a four-storey mini-storage warehouse building and to reduce parking requirements.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was

Moved by Councillor Guerra
Seconded by Councillor Elford
That:

1. Council authorize staff to draft Development Permit No. 7917-0379-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix II).
2. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.

3. Council approve Development Variance Permit No. 7917-0379-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum number of required on-site parking spaces from 89 to 46 spaces for a proposed mini-storage warehouse.
4. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) input from the Ministry of Transportation & Infrastructure;
 - (c) registration of a Section 219 Restrictive Covenant to prohibit a free-standing sign on the subject property;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R18-2090

Carried**NEWTON**

2. **7918-0369-00**
13719 - 72 Avenue
Irene Horvath, D A Horvath Consultants Inc. / Yang Family Holdings Ltd.
Development Variance Permit
to vary the minimum 400 metre (1,300 ft.) separation distance between a small-scale drug store and an existing drug store.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

In response to a question from Council, staff advised that the application would include a Restrictive Covenant that would limit hours of operation to the same as the attached medical clinic. Should the subject application not be approved, existing pharmacies in the area would provide similar coverage as is proposed by the application.

Mayor McCallum provided an opportunity for the Applicant to speak to Application No. 7918-0369-00.

The Applicant advised that he has been in his current City Centre location since 1995 and is seeking to relocate his business as the property has been sold and the associated medical building is moving.

In response to a question from Council, the Applicant advised that the pharmacy does not dispense methadone, and that a pharmacist is on-site during opening hours, as required by law. The Applicant noted that the medical office and the pharmacy serve many patients who do not speak English fluently.

It was
Moved by Councillor Guerra
Seconded by Councillor Elford
That:

1. Council approve Development Variance Permit No. 7918-0369-00, to reduce the minimum separation distance between drug stores, small scale drug stores, or methadone dispensaries from 400 metres (1,300 ft.) to 61 metres (200 ft.) to permit a small-scale drug store at 13719 - 72 Avenue, to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to Development Variance Permit issuance:
 - (a) that a Section 219 Covenant be registered on title requiring that any small-scale drug store on site must operate in conjunction with a medical clinic/ office, have the same hours of operation as the medical clinic/ office, and be limited in size.

RES.R18-2091

Carried
With Councillor Pettigrew opposed.

3. **7918-0342-00**
7093 King George Boulevard
Normann Baumann, Mallen Gowing Berzins Architecture Incorporated
Newton Square Properties (2016) Ltd.
Development Variance Permit
to reduce the number of onsite parking spaces to accommodate a recreational facility (gym).

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Annis
 Seconded by Councillor Hundial
 That Council approve Development Variance
 Permit No. 7918-0342-00, to reduce the required parking under the Zoning By-law
 for a proposed recreational facility (gym) from 11 parking spaces per 100 square
 metres (1,075 sq. ft.) of gross floor area, to 9 parking spaces per 100 square metres
 (1,075 sq. ft.) of gross floor area, to proceed to Public Notification.

RES.R18-2092

Carried

4. **7918-0335-00**
2828 - 159 Street
Henk Kampman, Thinkspace Architecture Planning Interior Design
Board of Education of School District No. 36 (Surrey)
 Development Variance Permit
*to reduce the number of required onsite parking spaces to accommodate two new
 portable classrooms*

The General Manager, Planning & Development was recommending approval of
 the recommendations outlined in his report.

It was Moved by Councillor Guerra
 Seconded by Councillor Annis
 That Council approve Development Variance
 Permit No. 7918-0335-00, varying the Zoning By-law by reducing the total number
 of required off-street parking spaces for a public elementary school as follows, to
 proceed to Public Notification:

- (a) delete the requirement to provide 11 parking spaces for every 100 square
 metres (1,075 sq. ft.) of gross floor area for associated gymnasium; and
- (b) increase the required number of parking spaces per classroom from
 1.0 parking spaces to 1.75 parking spaces per classroom.

RES.R18-2093

Carried

SOUTH SURREY

5. **7915-0445-00**
2213 - 156 Street; 2249 King George Boulevard
Robert Salikan, Salikan Architecture Inc.
0767713 B.C. Ltd.
Director Information: Sao Sim Kuan
Officer Information as at August 31, 2018: Sao Sim Kuan (President, Secretary)
1012000 B.C. Ltd.
Director Information: David Kwok Tam, Angela Sio Tam
Officer Information as at August 27, 2016: David Kwok Tam (President),
Angela Sio Tam (Secretary)
 Rezoning from RF to CD (based on RM-45 and C-8) / Development Permit

LAP Amendment to introduce "Mixed-Use Commercial-Residential" as a new land use designation.

LAP Amendment to re-designate subject site from "Commercial" to "Mixed-Use Commercial-Residential."

to permit the development of a three-storey mixed-use building with commercial units on the ground floor and nine residential units above.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

In response to a question from Council, staff advised that the Applicant has incorporated feedback received from the Advisory Design Panel and revised the application to the satisfaction of the City Architect.

Council noted that the proposed land designation is new and has not been reviewed by Council, and expressed concerns regarding the potential precedent for triangular-shaped units.

It was

Moved by Councillor Guerra
Seconded by Councillor Elford
That:

1. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone" (RF) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7915-0445-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
 - (c) Approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

- (g) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (i) submission of an acoustical report for the residential units and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture; and
- (k) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
4. Council pass a resolution to introduce a new land use designation, "Mixed-Use Commercial-Residential," in the King George Highway Corridor Plan and to amend the King George Highway Corridor Plan to re-designate the site from "Commercial" to "Mixed-Use Commercial-Residential" when the project is considered for final adoption.
- RES.R18-2094 Carried
With Councillor Pettigrew opposed.
- It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19699" pass its first reading.
- RES.R18-2095 Carried
With Councillor Pettigrew opposed.
- The said Bylaw was then read for the second time.
- It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19699" pass its second reading.
- RES.R18-2096 Carried
With Councillor Pettigrew opposed.
- It was then Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19699" be held at the City
Hall on December 3, 2018, at 7:00 p.m.
- RES.R18-2097 Carried
With Councillor Pettigrew opposed.

RESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

6. 7917-0207-00
5814 - 192 Street
Mike Kompter, Hub Engineering Inc. / K. Herian
Rezoning from RF to RF-SD
to allow subdivision into 4 semi-detached residential lots.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

Council expressed concerns that the application could set a negative development precedent in the neighbourhood for small lots and does not address concerns raised by the Parks, Recreation and Culture Department.

It was Moved by Councillor Guerra
Seconded by Councillor Elford
That:

1. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Semi-Detached Residential Zone (RF-SD)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues, including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) the applicant discharge Restrictive Covenant No. AD225851 to facilitate the dedication and construction of the rear lane;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;

- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (h) registration of an access easement on proposed Lots 1 to 4 for the maintenance of exterior finishes and drainage infrastructure;
- (i) registration of an access easement on proposed Lots 1 to 4 for the maintenance and use of a party wall;
- (j) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 4 for structural independence;
- (k) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 4 to ensure no building permit is issued until a registered professional approves and certifies the building plans comply with the British Columbia Building Code; and
- (l) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R18-2098

Carried

With Councillor Pettigrew opposed.

It was

Moved by Councillor Guerra

Seconded by Councillor Elford

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2018, No. 19700" pass its first reading.

RES.R18-2099

Carried

With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

It was

Moved by Councillor Guerra

Seconded by Councillor Elford

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2018, No. 19700" pass its second reading.

RES.R18-2100

Carried

With Councillor Pettigrew opposed.

It was then

Moved by Councillor Guerra

Seconded by Councillor Elford

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19700" be held at the City Hall on December 3, 2018, at 7:00 p.m.

RES.R18-2101

Carried

With Councillor Pettigrew opposed.

7. **7918-0330-00**
19233 - 60 Avenue
Henk Kampman, Thinkspace Architecture Planning Interior Design
The Board of School Trustees of School District No. 36 (Surrey)
 Development Variance Permit
to vary the off-street parking requirements to retain one portable classroom and add seven new portable classrooms on the site of an existing elementary school (Latimer Road Elementary School).

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council approve Development Variance
 Permit No. 7918-0330-00, varying the Zoning By-law by reducing the total number of required off-street parking spaces for a public elementary school as follows, to proceed to Public Notification:

- (a) delete the requirement to provide 11 parking spaces for every 100 square metres (1,075 sq. ft.) of gross floor area for associated gymnasium; and
- (b) increase the required number of parking spaces per classroom from 1.0 parking spaces to 1.75 parking spaces per classroom.

RES.R18-2102

Carried

8. **7918-0326-00**
6151 - 180 Street
Emmanuel Abuel, ThinkSpace Architecture Planning Interior Design
The Board of Education of School District No. 36 (Surrey)
 Development Variance Permit
to vary the off-street parking requirement to retain nine portable classrooms on the site of an existing secondary school (Lord Tweedsmuir Secondary School).

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Guerra
 Seconded by Councillor Hundial
 That Council approve Development Variance Permit No. 7918-0326-00, varying the Zoning By-law by reducing the total number of required off-street parking spaces for a public secondary school as follows, to proceed to Public Notification:

- (a) delete the requirement to provide 11 parking spaces for every 100 square metres (1,075 sq. ft.) of gross floor area for associated gymnasium; and
- (b) increase the required number of parking spaces for every classroom from 3.0 parking spaces to 3.8 parking spaces.

RES.R18-2103

Carried

9. **7918-0282-00**
16900 - 64 Avenue
John Wall, Public Architecture + Communication / City Of Surrey
 Development Permit
to permit the development of a two-storey fieldhouse within Cloverdale Athletic Park.

In response to questions from Council, staff advised although the Cloverdale Community Association was not specifically consulted, there was an extensive consultation process with the Surrey United Soccer Association and other user groups expected to utilize the facility. These groups have expressed support for the proposed design and building colour.

It was Moved by Councillor Pettigrew
 Seconded by Councillor Guerra
 That Application No. 7918-0282-00 be referred to staff to conduct additional consultation with the Cloverdale Community Association.

RES.R18-2104

Defeated

With Councillors Annis, Elford, Guerra, Hundial, Locke and Patton opposed.

It was Moved by Councillor Patton
 Seconded by Councillor Guerra
 That the Mayor and Clerk be authorized to execute Development Permit No. 7918-0282-00.

RES.R18-2105

Carried

With Councillor Pettigrew opposed.

FLEETWOOD/GUILDFORD

10. 7917-0265-00
10045 - 173 Street
Mike Kompter, Hub Engineering Inc. / T. Luu
OCP Amendment from Suburban to Urban / Rezoning from RA to RF
to allow subdivision into 5 single family lots.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Guerra
Seconded by Councillor Elford
That:

1. A Bylaw be introduced to amend the OCP by redesignating the subject site from Suburban to Urban and a date be set for Public Hearing.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and

- (g) registration of a Section 219 restrictive covenant for the purpose of tree retention on proposed Lot 1.
- RES.R18-2106 Carried
With Councillor Pettigrew opposed.
- It was Moved by Councillor Guerra
Seconded by Councillor Annis
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19701" pass its first reading.
- RES.R18-2107 Carried
- The said Bylaw was then read for the second time.
- It was Moved by Councillor Guerra
Seconded by Councillor Annis
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19701" pass its second reading.
- RES.R18-2108 Carried
- It was then Moved by Councillor Guerra
Seconded by Councillor Annis
That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19701" be held at the City Hall on December 3, 2018, at 7:00 p.m.
- RES.R18-2109 Carried
- It was Moved by Councillor Guerra
Seconded by Councillor Elford
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19702" pass its first reading.
- RES.R18-2110 Carried
- The said Bylaw was then read for the second time.
- It was Moved by Councillor Guerra
Seconded by Councillor Elford
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19702" pass its second reading.
- RES.R18-2111 Carried
- It was then Moved by Councillor Guerra
Seconded by Councillor Elford
That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19702" be held at the City Hall on December 3, 2018, at 7:00 p.m.
- RES.R18-2112 Carried

11. **7918-0325-00**
7940 - 156 Street
Emmanuel Abuel, ThinkSpace Architecture Planning Interior Design
The Board of Education of School District No. 36 (Surrey)
 Development Variance Permit
to vary the off-street parking requirement to accommodate four portable classrooms on the site of an existing secondary school (Fleetwood Park Secondary School).

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Guerra
 Seconded by Councillor Locke
 That Council approve Development Variance Permit No. 7918-0325-00, varying the Zoning Bylaw by reducing the total number of required off-street parking spaces for a secondary school as follows, to proceed to Public Notification:

- (a) delete the requirement to provide 11 parking spaces for every 100 square metres (1,075 sq. ft.) of gross floor area for associated gymnasium; and
- (b) increase the required number of parking spaces for every classroom from 3.0 parking spaces to 3.8 parking spaces.

RES.R18-2113

Carried

12. **7918-0323-00**
16152 - 82 Avenue
Emmanuel Abuel, ThinkSpace Architecture Planning Interior Design
The Board of School Trustees of School District No. 36 (Surrey)
 Development Variance Permit
to vary the off-street parking requirement to retain five portable classrooms on the site of an existing elementary school (Walnut Road Elementary School).

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Locke
 Seconded by Councillor Guerra
 That Council approve Development Variance Permit No. 7918-0323-00, varying the Zoning By-law by reducing the total number of required off-street parking spaces for a public elementary school as follows, to proceed to Public Notification:

- (a) delete the requirement to provide 11 parking spaces for every 100 square metres (1,075 sq. ft.) of gross floor area for associated gymnasium; and
- (b) increase the required number of parking spaces for every classroom from 1.0 parking spaces to 1.75 parking spaces per classroom.

RES.R18-2114

Carried

13. **7918-0317-00**
8131 - 156 Street
Emmanuel Abuel, ThinkSpace Architecture Planning Interior Design
The Board of School Trustees of School District No. 36 (Surrey)
 Development Variance Permit
to vary the off-street parking requirements to retain five existing portable classrooms and one new portable classroom onsite of an existing elementary school (Coyote Creek Elementary School).

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was

Moved by Councillor Hundial

Seconded by Councillor Patton

That Council approve Development Variance

Permit No. 7918-0317-00, varying the Zoning By-law by reducing the total number of required off-street parking spaces for a public elementary school as follows, to proceed to Public Notification:

- (a) delete the requirement to provide 11 parking spaces for every 100 square metres (1,075 sq. ft.) of gross floor area for associated gymnasium; and
- (b) increase the required number of parking spaces for every classroom from 1.0 parking spaces to 1.75 parking spaces per classroom.

RES.R18-2115

CarriedNEWTON

14. **7917-0338-00**
6257 - 150 Street
Kevin Dhesea, 1037594 B.C. Ltd. / D. Johal, K. Johal, G. Johal
 Development Variance Permit
to reduce the minimum rear yard setback on an existing dwelling, to permit subdivision into two (2) lots.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was

Moved by Councillor Guerra

Seconded by Councillor Annis

That Council approve Development Variance

Permit No. 7917-0338-00, to reduce the minimum rear yard setback of a principal building in the "Single Family Residential (12) Zone (RF-12)" from 7.5 metres (25 ft.) to 0.70 metres (2.3 ft.), to proceed to Public Notification.

RES.R18-2116

Carried

With Councillor Pettigrew opposed.

15. **7918-0328-00**
6505 - 123A Street
Emmanuel Abuel, ThinkSpace Architecture Planning Interior Design
The Board of School Trustees of School District No. 36 (Surrey)
 Development Variance Permit
to vary the off-street parking requirements to allow the retention of an existing portable classroom.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council approve Development Variance Permit No. 7918-0328-00, varying the Zoning By-law by reducing the total number of required off-street parking spaces for a public elementary school as follows, to proceed to Public Notification:

- (a) delete the requirement to provide 11 parking spaces for every 100 square metres (1,075 sq. ft.) of gross floor area for associated gymnasium; and
- (b) increase the required number of parking spaces per classroom from 1.0 parking spaces to 1.75 parking spaces per classroom.

RES.R18-2117

Carried

16. **7916-0063-00**
5950 - 144 Street
Gurinder Dhaliwal, Marquee S Construction & Developments
G. Dhaliwal, S. Khuman, S. Kainth
 NCP Amendment for a portion of the site from Townhouse 15 upa to Townhouse 25 u.p.a. max and for changes to the boundary of Creeks & Riparian Setback designation
 Rezoning from RA to RM-30
 Development Permit / Development Variance Permit
to permit the development of 17 townhouses.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Guerra
 Seconded by Councillor Locke
 That:

1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone" (RA) to " Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.

2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7916-0063-00 for Form and Character and for Sensitive Ecosystems (Streamside Areas) generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7916-0063-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Building 1;
 - (b) to reduce the minimum north setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Building 3, and to 3.0 metres (10 ft.) for Building 1;
 - (c) to reduce the minimum east setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) for Building 2 and 3; and
 - (d) to reduce the minimum south setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.1 metres (20 ft.) for Building 2, and to 3.0 metres (10 ft.) for Building 1.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (i) Registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture; and
- (j) the applicant adequately address the impact of no indoor amenity space.

6. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan (NCP) to redesignate a portion of the land from "Townhouse 15 u.p.a. max" to "Townhouse 25 u.p.a. max" and for a change to the boundary of the Creeks & Riparian Setbacks designation when the project is considered for final adoption, as shown in Appendix VII.

RES.R18-2118

Carried

With Councillor Pettigrew opposed.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2018, No. 19703" pass its first reading.

RES.R18-2119

Carried

With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2018, No. 19703" pass its second reading.

RES.R18-2120

Carried

With Councillor Pettigrew opposed.

It was then

Moved by Councillor Guerra

Seconded by Councillor Patton

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19703" be held at the City Hall on December 3, 2018, at 7:00 p.m.

RES.R18-2121

Carried

With Councillor Pettigrew opposed.

17. 7918-0179-00
6304 - 138 Street
Roger Jawanda, Citiwest Consulting Ltd. / B. Brar, A. Brar
Rezoning from RA to RF-10
to allow subdivision into two single family small lots.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That:

1. A Bylaw be introduced to rezone the subject site from "One Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (e) the applicant adequately addresses the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.

RES.R18-2122

Carried

It was Moved by Councillor Patton
Seconded by Councillor Guerra
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19704" pass its first reading.

RES.R18-2123

Carried

The said Bylaw was then read for the second time.

RES.R18-2124 It was Moved by Councillor Patton
Seconded by Councillor Guerra
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19704" pass its second reading.
Carried

RES.R18-2125 It was then Moved by Councillor Patton
Seconded by Councillor Guerra
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19704" be held at the City
Hall on December 3, 2018, at 7:00 p.m.
Carried

SOUTH SURREY

18. **7918-0329-00**
15751 - 16 Avenue
Henk Kampman, Thinkspace Architecture Planning Interior Design
The Board of Education of School District No. 36 (Surrey)
Development Variance Permit
*to vary the off-street parking requirements to allow the retention of 8 existing
portable classrooms and to permit a new portable classroom (Earl Marriott
Secondary School).*

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council approve Development Variance
Permit No. 7918-0329-00, varying the Zoning Bylaw by reducing the total number
of required off-street parking spaces for a secondary school as follows, to proceed
to Public Notification:

- (a) delete the requirement to provide 11 parking spaces for every 100 square metres (1,075 sq. ft.) of gross floor area for associated gymnasium; and
- (b) increase the required number of parking spaces for every classroom from 3.0 parking spaces to 3.8 parking spaces.

RES.R18-2126 Carried

19. **7917-0550-00**
2954 Ohara Lane
Elizabeth Mackenzie, Elizabeth Mackenzie Architect / L. Langton, B. Persson
 Rezoning from RF to CD
to permit the construction of a new single family dwelling.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Patton
 Seconded by Councillor Guerra
 That:

1. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (c) registration of a Section 219 Restrictive Covenant that stipulates the ground floor level is not to be used as a habitable or storage area, all mechanical and electrical systems are to be constructed above the flood construction level of Crescent Beach, and that the City is indemnified against any potential losses to the property owner as a result of having the uninhabitable space within a floodplain.

RES.R18-2127 Carried

It was Moved by Councillor Guerra
 Seconded by Councillor Locke
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19705" pass its first reading.

RES.R18-2128 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra
 Seconded by Councillor Locke
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19705" pass its second reading.

RES.R18-2129 Carried

It was then
 Moved by Councillor Guerra
 Seconded by Councillor Locke
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19705" be held at the City
 Hall on December 3, 2018, at 7:00 p.m.
 RES.R18-2130 Carried

SURREY CITY CENTRE/WHALLEY

20. **7917-0599-00**
10558, 10576, 10596 and 10604- 139 Street
Adrien Herberts, Mosaic Avenue Developments Ltd.
Mosaic Parker Properties Ltd.
 Rezoning from RF and RM-D to CD (based on RM-70)
 Development Permit/Development Variance Permit
to permit the development of three, 4-storey apartment buildings consisting of
approximately 218 dwelling units.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

In response to a question from Council, staff advised that the School District works with staff to determine the projected number of students expected from each application and the projections are generally correct.

Mayor McCallum provided an opportunity for the Applicant to respond to a question from Council.

In response to a question from Council, the Applicant advised that the project is intended to be at-market-rate units.

It was
 Moved by Councillor Guerra
 Seconded by Councillor Locke
 That:

1. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" and "Duplex Residential Zone (RM-D)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space for Phase 1 (southern lot) from 420 square metres (4,521 square feet) to 290 square metres (3,122 square feet) and for Phase 2 (northern lot) from 234 square metres (2,519 square feet) to 137 square metres (1,475 square feet) .
3. Council authorize staff to draft Development Permit No. 7917-0599-00 generally in accordance with the attached drawings (Appendix II).

4. Council approve Development Variance Permit No. 7917-0599-00, to vary to the definition of "Bond" in the *Surrey Subdivision and Development By-law, 1986, No. 8830, as amended*, to include the use of a Surety Bond for Servicing Agreement No. 7817-0599-00 and to proceed to Public Notification.
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (h) dedication of a 4.0-metre (13 ft.) wide walkway along the east property line of the subject site for the multi-use pathway (MUP);
 - (i) registration of a statutory right-of-way for public rights-of-passage for the proposed corner plaza located on the southwest corner of the site, as well as for the walkway along the north property line of the northern lot;
 - (j) registration of a shared access and maintenance easement between the north and south lots for shared use of the proposed outdoor amenity space located in the central portion of the two development sites;
 - (k) registration of a reciprocal access and parking easement for the entire subject site, to the satisfaction of the Engineering Department; and

- (l) the applicant adequately address the impact of reduced indoor amenity space.
- RES.R18-2131 Carried
With Councillor Pettigrew opposed.
- It was Moved by Councillor Guerra
Seconded by Councillor Locke
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19706" pass its first reading.
- RES.R18-2132 Carried
- The said Bylaw was then read for the second time.
- It was Moved by Councillor Guerra
Seconded by Councillor Locke
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19706" pass its second reading.
- RES.R18-2133 Carried
- It was then Moved by Councillor Guerra
Seconded by Councillor Locke
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19706" be held at the City
Hall on December 3, 2018, at 7:00 p.m.
- RES.R18-2134 Carried

- 21. 7918-0280-00**
12744 - 114B Avenue
Yan Cheung, Wideuse Construction & Design / M. Zheng, X. Zeng
Development Variance Permit
to reduce the west side yard setback on a flanking street of the RF Zone to allow the construction of a deck/carport.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Guerra
Seconded by Councillor Locke
That:

1. The Planning & Development Department recommends that Council approve Development Variance Permit No. 7918-0280-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west side yard on a flanking street setback of the RF Zone from 3.6 metres (12 ft.) to 1.8 metres (6 ft.) for construction of a deck/carport, as measured from the support posts of the deck to the west side lot line.

2. Council instruct staff to resolve the following issues prior to approval:

- RES.R18-2135 (a) Registration of a Section 219 Restrictive Covenant for Floodproofing.
Carried

C. ADDITIONAL PLANNING COMMENTS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SOUTH SURREY

1. **7917-0238-00**
4186 - 176 Street
Peter Yue, CitiWest Consulting Ltd. / Y. Chow, K. Chow, C. Chow, B. Cho
Rezoning from A-1 to CD
Non-Farm Use under Section 20(3) of the ALC Act.
Development Permit for Sensitive Ecosystem (Streamside Areas)
to permit the construction of a second dwelling on a farm site within the Agricultural Land Reserve (ALR).

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

In response to a question from Council, staff advised that the application is compliant with Provincial legislation and was supported by the Agriculture and Food Security Advisory Committee.

It was Moved by Councillor Guerra
Seconded by Councillor Locke
That:

1. Council rescind second reading of Bylaw No. 19377.
2. Council amend Bylaw No. 19377 to include the requirements of the Agricultural Land Commission (ALC) as described in the report and as shown in Appendix IV.
3. Council consider Second Reading of Bylaw No. 19377 and set a date for Public Hearing.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) approval from the Ministry of Transportation & Infrastructure.

RES.R18-2136

Carried

It was

Moved by Councillor Guerra
Seconded by Councillor LockeThat Council rescind second reading of
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19377"
granted by Resolution No. R17-2521 at the September 11, 2017, Regular Council Land
Use meeting.

RES.R18-2137

Carried

It was

Moved by Councillor Guerra
Seconded by Councillor LockeThat Council amend "Surrey Zoning Bylaw,
1993, No. 12000, Amendment Bylaw, 2017, No. 19377" to incorporate the provisions
required by the Agricultural Land Commission as conditions of approval, as
described in the report and as shown in Appendix IV.

RES.R18-2138

Carried

It was

Moved by Councillor Guerra
Seconded by Councillor LockeThat "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19377" pass its second reading, as amended.

RES.R18-2139

Carried

It was then

Moved by Councillor Guerra
Seconded by Councillor LockeThat the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19377" be held at the City
Hall on December 3, 2018, at 7:00 p.m.

RES.R18-2140

Carried**D. ITEMS REFERRED BACK****E. CORPORATE REPORTS****F. CORRESPONDENCE****G. NOTICE OF MOTIONS****H. BYLAWS AND PERMITS**

BYLAWS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18778"
7914-0137-00 –Rani and Chamkaur Dhillon
c/o WSP Canada Inc. (Dexter Hirabe)
RF to RF-12 – 5928 – 168 Street - to subdivide into 2 single family small lots.

Approved by Council: June 27, 2016

It was Moved by Councillor Guerra
Seconded by Councillor Locke
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18778" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R18-2141

Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19620"
7917-0576-00 – Qualico Developments (Vancouver) Inc.
c/o Aplin & Martin Consultants Ltd. (Anya Paskovic)
CD (By-law No. 9963) to RF – Portion of 16580 – 104 Avenue - to subdivide into
6 single family lots and 1 park lot.

Approved by Council: June 25, 2018

It was Moved by Councillor Guerra
Seconded by Councillor Locke
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19620" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R18-2142

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19621"
CD and RF to CD – Portions of 16580 and 16612 – 104 Avenue - to subdivide into
3 single family lots.

Approved by Council: June 25, 2018

It was Moved by Councillor Guerra
Seconded by Councillor Locke
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19621" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R18-2143

Carried

BYLAWS WITH PERMITS

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18770"
7914-0314-00 – Sullivan 6 Developments Ltd.
c/o Hub Engineering Inc. (Mike Kompter)
RA to RF-12 - 14082 - 60 Avenue - to develop 6 single family small lots.

Approved by Council: June 13, 2016

It was Moved by Councillor Guerra
Seconded by Councillor Locke
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18770" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R18-2144

Carried

Development Variance Permit No. 7914-0314-00

14082 - 60 Avenue

To reduce the lot width for proposed lot 1 and allow driveway access from
141 Street for proposed lots 3 to 6 in order to maintain consistency in the
streetscape.

Supported by Council: July 27, 2016

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, as follows:

- (a) In Subsection H., Off-Street Parking, of Part 17A Single Family Residential
(12) Zone, the provision requiring each lot obtain driveway access from the
rear lane is varied to permit driveway access from 141 Street for Lots 3 to 6;
and
- (b) In Section K., Subdivision, of Part 17A Single Family Residential (12) Zone,
the minimum lot width for a Type II Corner Lot is reduced from
15.4 metres (51 ft.) to 14.2 metres (47 ft.) for Lot 1.

Memo received from Planning and Development requesting Council to pass the
following resolution:

It was Moved by Councillor Guerra
Seconded by Councillor Hundial
That Development Variance Permit No.
7914-0314-00 be approved; that the Mayor and Clerk be authorized to sign the
Permit; and that Council authorize the transfer of the Permit to the heirs,
administrators, executors, successors, and assigns of the title of the land within the
terms of the Permit.

RES.R18-2145

Carried

PERMIT APPROVALS

4. **Development Variance Permit No. 7916-0646-00**

J. and J. Paul

5285 – 168 Street

To reduce the minimum setback distance for a "Class A/O Ditch" for the residential portion of the eastern and northern watercourse in order to construct a new single family dwelling. In addition, reduce the side yard (south) setback (from) for a new farm building (storage barn).

Supported by Council: November 6, 2017

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, as follows:

- (a) In Section B.2 of Part 7A Streamside Protection, the minimum streamside setback area, as measured from top-of-bank for a "Class A/o Ditch", is reduced from 10 metres (33 ft.) to 6.5 metres (21 ft.) for the residential portion of the eastern watercourse;
- (b) In Section B.2 of Part 7A Streamside Protection, the minimum streamside setback area, as measured from top-of-bank for a "Class A/o Ditch", is reduced from 10 metres (33 ft.) to 5.8 metres (19 ft.) for the residential portion of the northern watercourse; and
- (c) In Section F Yards and Setbacks of Part 10 General Agriculture Zone (A-1), the minimum side (south) yard setback is reduced from 15 metres (50 ft.) to 10.6 metres (35 ft.).

In response to a question from Council, staff advised that the applicant has revised the application in response to comments received from the Agriculture and Food Security Advisory Committee (AFSAC). The revised application was supported by AFSAC.

Memo received from Planning and Development requesting Council to pass the following resolution:

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Development Variance Permit No.

7916-0646-00 be approved; that the Mayor and Clerk be authorized to sign the Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R18-2146

Carried

Development Permit No. 7916-0646-00

5285 – 168 Street

For a Sensitive Ecosystems (Streamside Areas)

Authorized to draft: October 23, 2017

Memo received from Planning and Development requesting Council to pass the following resolution:

It was

Moved by Councillor Guerra

Seconded by Councillor Locke

That the Mayor and Clerk be authorized to

execute Development Permit No. 7916-0646-00.

RES.R18-2147

Carried**5. Development Variance Permit No. 7918-0002-00**

S. and M. Bring

16410 – 50 Avenue

To increase the maximum setback of all portions of a single family dwelling from the front lot line and increase the maximum depth of the farm residential footprint in order to allow for the construction of a single family dwelling on the existing pre-load fill pad.

Supported by Council: July 23, 2018

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, as follows:

- (a) In Part 10 General Agriculture (A-1) Zone, Section F Yards and Setbacks, increase the maximum setback of all portions of a single family dwelling from the front lot line in the A-1 Zone from 50 metres (164 ft.) to 90 metres (295 ft.); and, increase the maximum depth of the farm residential footprint from the front lot line in the A-1 Zone from 60 metres (96 ft.) to 97 metres (315 ft.).

In response to a question from Council, staff advised that the application was supported by the Agriculture and Food Security Advisory Committee.

Memo received from Planning and Development requesting Council to pass the following resolution:

It was

Moved by Councillor Guerra

Seconded by Councillor Locke

That Development Variance Permit No.

7918-0002-00 be approved; that the Mayor and Clerk be authorized to sign the

Permit; and that Council authorize the transfer of the Permit to the heirs,

administrators, executors, successors, and assigns of the title of the land within the

terms of the Permit.

RES.R18-2148

Carried

Development Permit No. 7918-0002-00
16410 – 50 Avenue
For Sensitive Ecosystems (Streamside Areas)

Authorized to draft: July 9, 2018

Memo received from Planning and Development requesting Council to pass the following resolution:

It was
Moved by Councillor Guerra
Seconded by Councillor Locke
That the Mayor and Clerk be authorized to
execute Development Permit No. 7918-0002-00.

RES.R18-2149

Carried

6. **Development Permit No. 7917-0600-00**
McDonald's Restaurants of Canada Limited
15574 Fraser Highway
To permit renovations to an existing drive-through restaurant.

Authorized to draft: June 25, 2018

Memo received from Planning and Development requesting Council to pass the following resolution:

It was
Moved by Councillor Guerra
Seconded by Councillor Locke
That the Mayor and Clerk be authorized to
execute Development Permit No. 7917-0600-00.

RES.R18-2150

Carried

7. **Development Permit No. 7917-0401-00**
0964377 B.C. Ltd. (Directors Information: Sandra Atkins, Rajwinder Johal and Chandru Narwani)
2579 – 188 Street
To permit the development of a 4,020 square metre (43,267 sq. ft.) single tenant industrial building.

Authorized to draft: October 1, 2018

Memo received from Planning and Development requesting Council to pass the following resolution:

RES.R18-2151

It was Moved by Councillor Patton
Seconded by Councillor Guerra
That the Mayor and Clerk be authorized to
execute Development Permit No. 7917-0401-00.
Carried
With Councillor Pettigrew opposed.

8. Temporary Use Permit No. 7918-0064-00

D. and D Dadey

9575 – 180 Street

To allow the continued use of storage of cranes and shipping containers on the site for a period not to exceed three years, expiring on December 15, 2020.

Supported by Council: July 9, 2018

In response to a question from Council, staff provided the following information:

- There was a previous Temporary Use Permit (TUP) for the site for a period of three years. The Applicant is seeking an additional three-year TUP.
- In accordance with legislation, Council can approve one TUP extension for a period of up to three years, although an extension can be granted for a shorter time period at Council discretion.
- The site is currently being used to store cranes and shipping containers.
- The Applicant owns the property.

Council expressed concerns regarding the TUP as the site is ecologically sensitive and the surrounding land-use is agricultural. Council suggested that TUP could include restrictions, such as the Applicant must rezone the property during the TUP period.

Memo received from Planning and Development requesting Council to pass the following resolution:

RES.R18-2152

It was Moved by Councillor Guerra
Seconded by Councillor Hundial
That the Mayor and Clerk be authorized to
execute Temporary Use Permit No. 7918-0064-00.
Defeated.
With Mayor McCallum, Councillors Guerra,
Hundial, Locke, Patton and Pettigrew
opposed.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Temporary Use Permit No.
 7918-0064-00 be referred back to staff to bring back with further recommendations
 based on concerns raised at this meeting.

RES.R18-2153 Carried

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

9. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18917"
 7915-0100-00 - 0739959 BC Ltd. (Director Information: Balbir Gellon)
 CD (Bylaw No. 12219) to CD - 13545 - 64 Avenue - to allow personal services and a
 liquor store as permitted uses within an existing commercial building.

Approved by Council: October 24, 2016

- * Planning and Development advise (see memorandum dated October 26, 2018 in
 back-up) at the November 7, 2016 Public Hearing, third reading was defeated by
 Council and the application was denied. It is requested that Council close the
 application and file the associated Bylaw.

It was Moved by Councillor Guerra
 Seconded by Councillor Locke
 That Application No. 7915-0100-00 be closed
 and "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18917" be
 filed.

RES.R18-2154 Carried

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16924"
 7908-0251-00 - Broderick Letroy
 CD (BL8532) to CD (BL12000) - to permit a broader range of commercial uses.

Approved by Council: April 20, 2009

- * Planning and Development advise (see memorandum dated November 14, 2018 in
 back-up) that the project has been inactive from 2009 and registered letters were
 sent to the applicant on May 2, 2012 and November 29, 2012 advising to complete
 the outstanding requirements. The applicant has not responded to the registered
 letters. Council is requested to close Application No. 7908-0251-00 and file
 By-law No. 16924.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Application No. 7908-0251-00 be closed
 and "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16924"
 be filed.

RES.R18-2155 Carried

I. CLERKS REPORT

J. OTHER BUSINESS

K. ADJOURNMENT

It was

Moved by Councillor Guerra
Seconded by Councillor Locke
That the November 19, 2018 Regular Council

- Land Use meeting be adjourned.

RES.R18-2156

Carried

The Regular Council - Land Use meeting adjourned at 5:14 p.m.

Certified correct:



for Kelly Rayter, Acting City Clerk



Mayor Doug McCallum